



# CITY OF NEW HAVEN

P.O. Box 570  
815 Lincoln Highway East  
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[www.newhaven.in.gov](http://www.newhaven.in.gov)

## AGENDA

### Common Council Regular Agenda

June 2, 2026, at 5:30 PM

City Hall Community Room  
815 Lincoln Highway E.

#### I. CALL TO ORDER

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance
- C. Roll Call
- D. Title VI Statement
- E. Approval of Minutes from the previous meeting
  1. Approval of minutes from 5/19/2026 meeting

#### II. STANDING COMMITTEE REPORTS

#### III. UNFINISHED BUSINESS

- A. Second reading of Ordinance G-26-07, an Ordinance Amending Section 53.05 of the New Haven Code
- B. Second reading of Ordinance Z-26-08, Ordinance Amending the Zoning Map of the New Haven Plan Commission Jurisdictional Area

#### IV. NEW BUSINESS

- A. Public hearing and Introduction of an ordinance titled, Ordinance Establishing Fees of the Department of Planning and Board of Zoning Appeals

#### V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL

#### VI. PUBLIC COMMENTS

#### VII. ADJOURNMENT

MEMBER	TERM
Matt Newbauer, 1st District	1/1/24-12/31/27
Jeff Turner, 2nd District	1/1/24-12/31/27
Craig Dellinger, 3rd District	1/1/24-12/31/27
Mike Mowery, 4th District	1/1/24-12/31/27
Amelia Gascoigne, 5th District	1/1/24-12/31/27
Bob Byrd, Council-At-Large	1/1/24-12/31/27
Terry Werling, Council-At-Large	1/1/24-12/31/27

Meetings are archived and can be viewed live at <https://newhavenin.portal.civicclerk.com/>.

May 19, 2026

MINUTES OF A REGULAR MEETING OF THE COMMON COUNCIL  
OF THE CITY OF NEW HAVEN, INDIANA

The Common Council of the City of New Haven Indiana met in the City Hall Community Room on the May 19, 2026 at the hour of 5:30 PM in a Regular session in accordance with the rules of the Council.

**I. CALL TO ORDER**

- A. Welcome - please silence cell phones and other electronic devices.

The meeting was called to order by Mayor Steve McMichael, who presided.

- B. Pledge of Allegiance

Mayor Steve McMichael asked everyone to stand and recite the Pledge of Allegiance.

- C. Roll Call

On the call of the roll, the members of the Common Council were shown to be present or absent as follows:

Present: Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd and Jeff Turner. Terry Werling arrived at 5:37 p.m.

Absent: Amelia Gascoigne

Also Present: Mayor Steve McMichael and Council Attorney Steve Harrants

- D. Title VI Statement

- E. Approval of Minutes from the previous meeting

Craig Dellinger made a motion to approve the minutes from the 05/05/2026 meeting. Mike Mowery seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd and Jeff Turner

Nays: None

**II. STANDING COMMITTEE REPORTS**

**III. UNFINISHED BUSINESS**

- A. Second reading of Ordinance G-26-6, an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and

Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project)

Under unfinished business item A, was the approval of the second reading of Ordinance G-26-06, an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project). Jeff Turner made a motion to approve by title only the second reading of Ordinance G-26-06, an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project). Mike Mowery seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd and Jeff Turner

Nays: None

Clerk Treasurer Angela Hamrick read by title only Ordinance G-26-06, an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project).

**IV. NEW BUSINESS**

- A. Public hearing and introduction of an ordinance titled, An Ordinance Amending Section 53.05 of the New Haven Code

Under new business item B was a public hearing and introduction of an ordinance titled, An Ordinance Amending Section 53.05 of the New Haven Code. Mayor Steve McMichael opened the public hearing for comments. The first call, with no comments, the second call, with no comments, and the third and final call, with no comments, Mayor Steve McMichael declared the public hearing closed. Terry Werling made a motion to approve, by title only, an ordinance titled, Ordinance Amending Section 53.05 of the New Haven Code. Craig Dellinger seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd and Jeff Turner

Nays: None

Clerk Treasurer Angela Hamrick read by title only and numbered Ordinance G-26-07, an ordinance titled, An Ordinance Amending Section 53.05 of the New Haven Code.

- B. Introduction and first reading of an ordinance titled, An Ordinance Amending the Zoning Map of the New Haven Plan Commission's Jurisdictional Area

Under new business item B, was the approval and introduction of an ordinance titled, An Ordinance Amending the Zoning Map of the New Haven Plan Commission's Jurisdictional Area.

Mike Mowery made a motion to approve by title only an ordinance titled, An Ordinance Amending the Zoning Map of the New Haven Plan Commission's Jurisdictional Area. Terry Werling seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd and Jeff Turner

Nays: None

Clerk Treasurer Angela Hamrick read by title only and numbered Ordinance Z-26-08 an ordinance titled, An Ordinance Amending the Zoning Map of the New Haven Plan Commission's Jurisdictional Area.

**V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL**

Dan Connors from Card & Associates did a presentation on the progress of The Field District Project.

**VI. PUBLIC COMMENTS**

**VII. ADJOURNMENT**

Mike Mowery made a motion to adjourn the meeting, Terry Werling seconded the motion, and the meeting was adjourned.

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Steven McMichael  
Presiding Officer

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Angie Hamrick  
Clerk Treasurer

**ORDINANCE G-11-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 53.05  
OF THE NEW HAVEN CODE**

WHEREAS, the Common Council of the City of New Haven sets forth its storm water rates which are currently listed in §53.05 of the New Haven City Code of Ordinance; and

WHEREAS, the City of New Haven working with its consultants has determined that the projections for revenue requirements for 2026 including capital projects require an increase of the storm water rates for 2026.

NOW, THEREFORE, be it resolved that §53.05 of the New Haven City Code and Ordinances is amended to read as follows:

§53.05 Storm Water Rates:

(A) The storm water residential service rate shall be \$6.37 per home per month.

(B) The storm water non-residential rate shall be \$10.58 per ERU per month, not to exceed \$306.82 per month, the equivalent of the rate for 29 ERUs.

(C) This storm water is designated to recover the cost of rendering storm water service to the users of the storm water system, and shall be the basis for assessment of the city's storm water service charge. This rate is established so as to maintain adequate fund reserves to provide for reasonably expected variations in the cost of providing services, as well as variations in the demand for services.

(D) This rate shall be evaluated and may be adjusted by the Common Council bi-annually, or more often as necessary, with regard to its sufficiency to satisfy the needs of the DSM.

This Ordinance shall be in full force and effect from and after its passage and approved by the Mayor.

\_\_\_\_\_  
Presiding Officer

This Ordinance presented by me to the Mayor on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at the hour of \_\_\_\_\_m.

\_\_\_\_\_  
Angela Hamrick, Clerk-Treasurer

This Ordinance approved and executed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at the hour of \_\_\_\_\_m.

\_\_\_\_\_  
Steve McMichael, Mayor

ATTEST:

\_\_\_\_\_  
Angela Hamrick, Clerk-Treasurer

**ORDINANCE NO. Z-26-**

**AN ORDINANCE amending the zoning map of the New Haven Plan Commission's jurisdictional area.**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW HAVEN, INDIANA:

SECTION 1. That the area described as follows is hereby changed from A1; Agricultural and NC Neighborhood Center to C3; general Commercial under the terms of Chapter 157 Title XV of the Code of the City of New Haven, Indiana:

Part of the Northeast Quarter of Section 18, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows,

COMMENCING at a 5/8" rebar found at the Southeast corner of said section's Northeast quarter; thence North 01 degrees 19 minutes 32 seconds West 953.75 feet to the POINT OF BEGINNING (basis of bearings per Indiana State Plane Coordinate System - East Zone); thence South 88 degrees 04 minutes 04 seconds West 586.03 feet to a set 5/8" rebar w/ yellow cap stamped "SPACECO INC FIRM#0190"; thence North 01 degrees 04 minutes 35 seconds West to a point on the north line of the south half of the northeast quarter of said section being 0.3 feet north of a found 1/2" rebar with orange ribbon; thence North 01 degrees 04 minutes 35 seconds West 325.96 feet to a found 3/8" iron pipe; thence South 72 degrees 15 minutes 09 seconds East 498.35 feet to a point lying 1.0 feet west of a found iron rod; thence South 01 degrees 04 minutes 35 seconds East 42.10 feet; thence North 88 degrees 04 minutes 04 seconds East 46.65 feet to a found right-of-way monument; thence South 22 degrees 42 minutes 18 seconds East 138.63 feet; thence North 80 degrees, 06 minutes 20 seconds East 15.17 feet; thence South 01 degrees 19 minutes 32 seconds East 354.11 feet to the Point of Beginning, containing 7.71 acres, more or less.

and the symbols of the City of New Haven Zoning Map as established by Section 157.201 of Title XV of the Code of the City of New Haven, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that the written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

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Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk Treasurer Angela Hamrick

Presented to me to the Mayor (Steve McMichael) of the City of New Haven on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the hour of \_\_\_\_\_ . m.

\_\_\_\_\_  
Clerk Treasurer Angela Hamrick

This Ordinance approved and signed by me, the Mayor of the City of New Haven, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the hour of \_\_\_\_\_ . m.

\_\_\_\_\_  
Steve McMichael, Mayor



# Staff Report

Planning Department

815 Lincoln Highway East | New Haven, IN

<b>Board/Commission:</b>	New Haven Plan Commission
<b>Meeting Date:</b>	Tuesday May 12, 2026
<b>Location:</b>	Community Room, New Haven Administration Building, 815 Lincoln Highway East, Door #11, New Haven, Indiana
<b>File Number:</b>	26-Z-01
<b>Petition Type</b>	Rezoning
<b>Applicant:</b>	QuikTrip Corporation
<b>Location:</b>	Southwest corner of US 30 and S. Doyle Road
<b>Land Area:</b>	7.71 Acres
<b>Existing Zoning:</b>	A1, Agricultural and NC, Neighborhood Center
<b>Proposed Zoning:</b>	C3, General Commercial District

## Planning Overview

The property is located on the west side of Doyle Road across from the Flying J Truck and Fueling Station. The northern part of the property comprises of four residential lots and the southern portion is a part of a parcel owned by Adams Memorial Hospital. The southern portion is currently zoned NC Neighborhood Center and was rezoned in 2022 for a Long Term Care Facility.

The proposed site plan has an approximately 8 thousand square foot convenience store with gas canopy areas. The southern canopy would serve semi-trucks and the eastern canopy along Doyle would serve automobiles. The current plan has access shown along a US 30 Access Road and two access points along S. Doyle Road.

The proposal is to rezone the project area to C3 General Commercial from A1 Agricultural and NC Neighborhood Center. This zoning designation would allow for a truck fueling and gas station convenience store. No waivers were requested as part of this rezoning request.

Land Use / Compatibility: The property is currently zoned MU, Mixed Use and is surrounded by the following zoning districts:

	Existing Zoning	Comprehensive Plan
North	Across US 30 C3 General Commercial & I1 Limited Industrial	Neighborhood Commercial
South	Neighborhood Center	Neighborhood Commercial
East	C4 Intensive Commercial	Community Commercial
West	US 469 – C3 General Commercial	Neighborhood Commercial

# Zoning Map

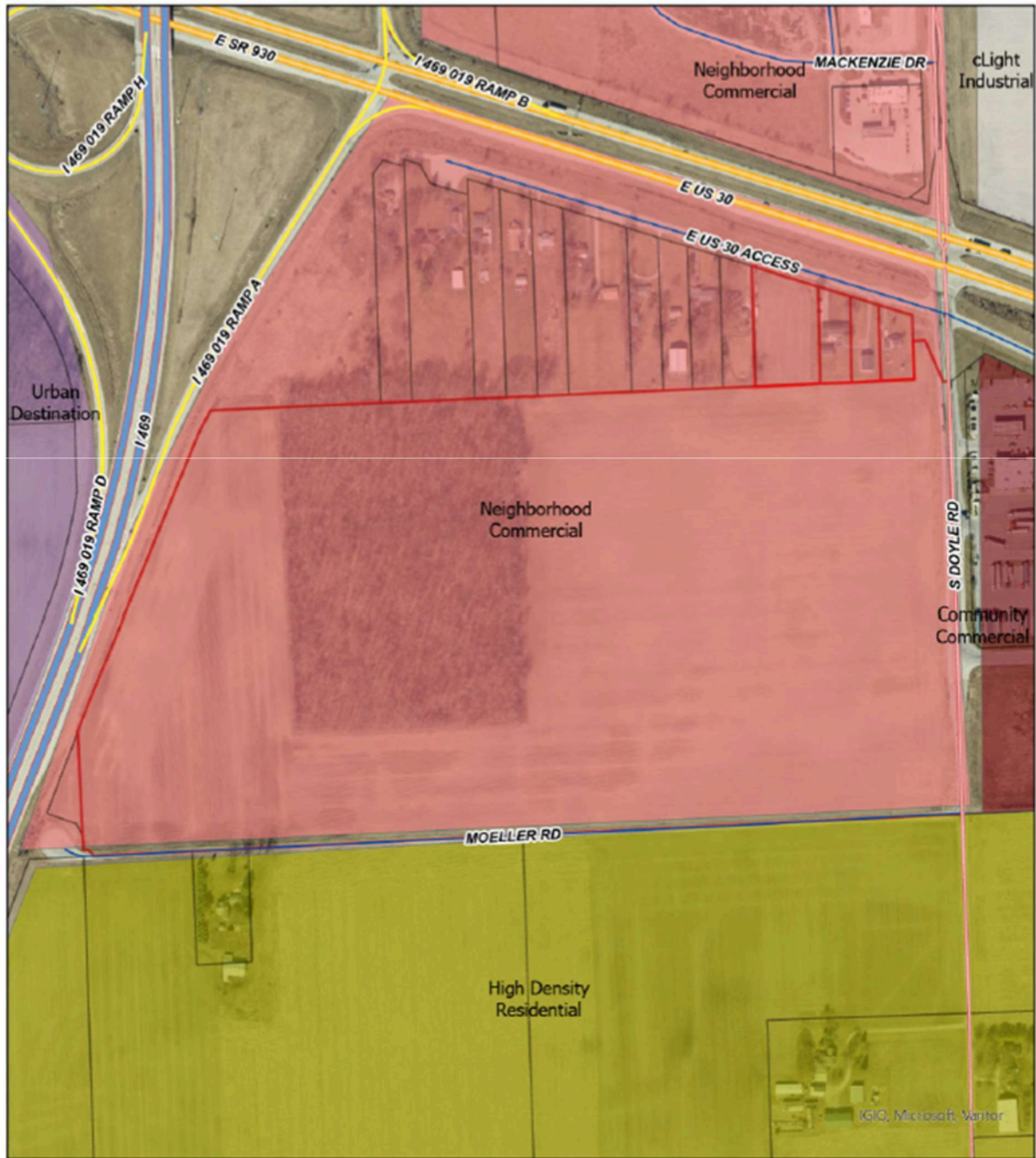


City of New Haven  
Planning/GIS Department



0 445 890  
Feet

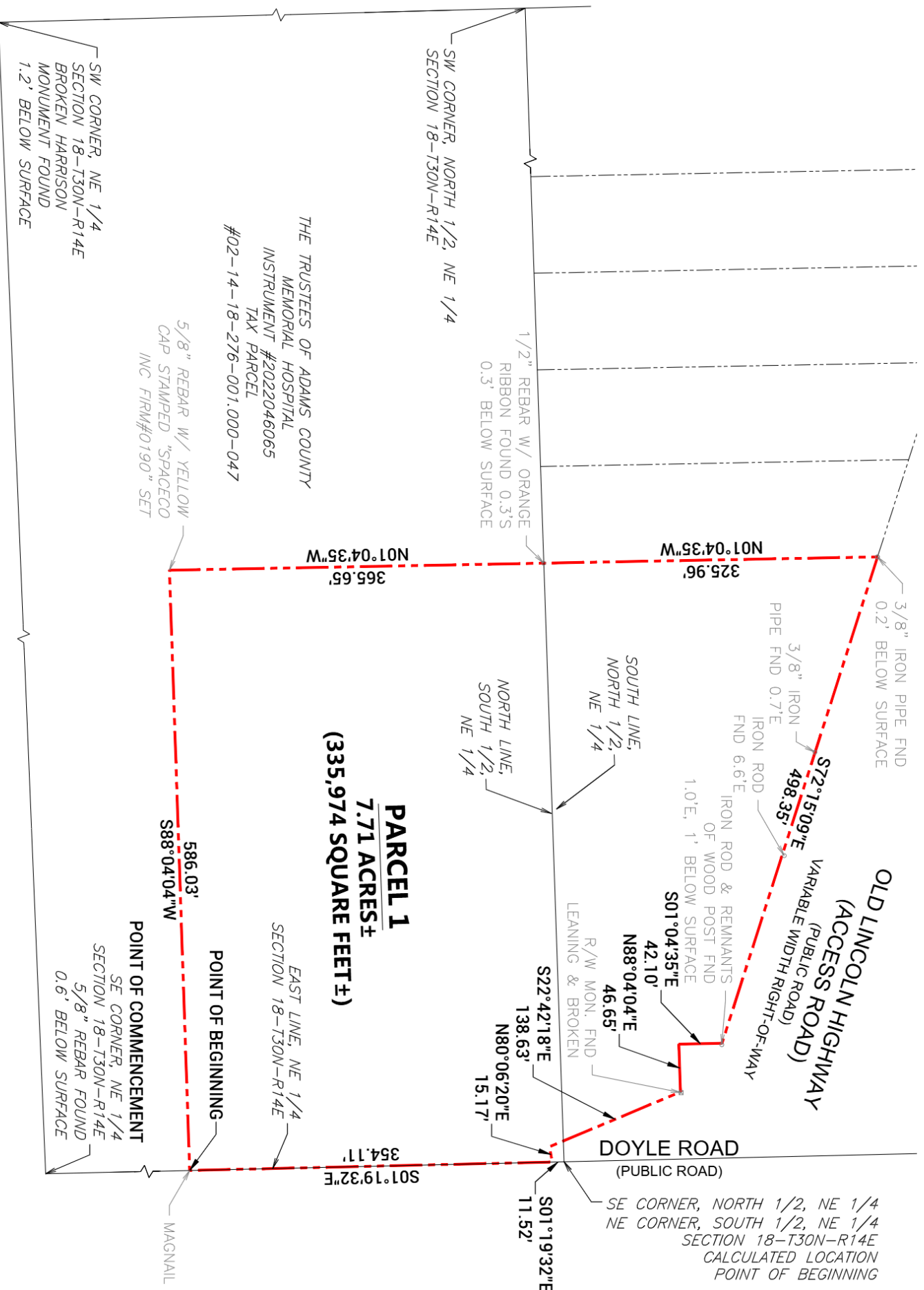
# Future Land Use Map



City of New Haven  
Planning/GIS Department

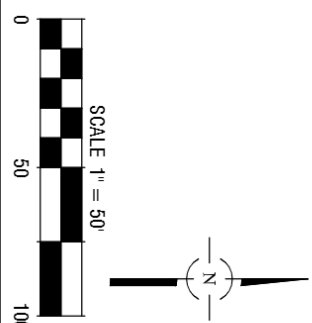


0 415 830 Feet



**PARCEL 1**  
**7.71 ACRES ±**  
**(335,974 SQUARE FEET ±)**

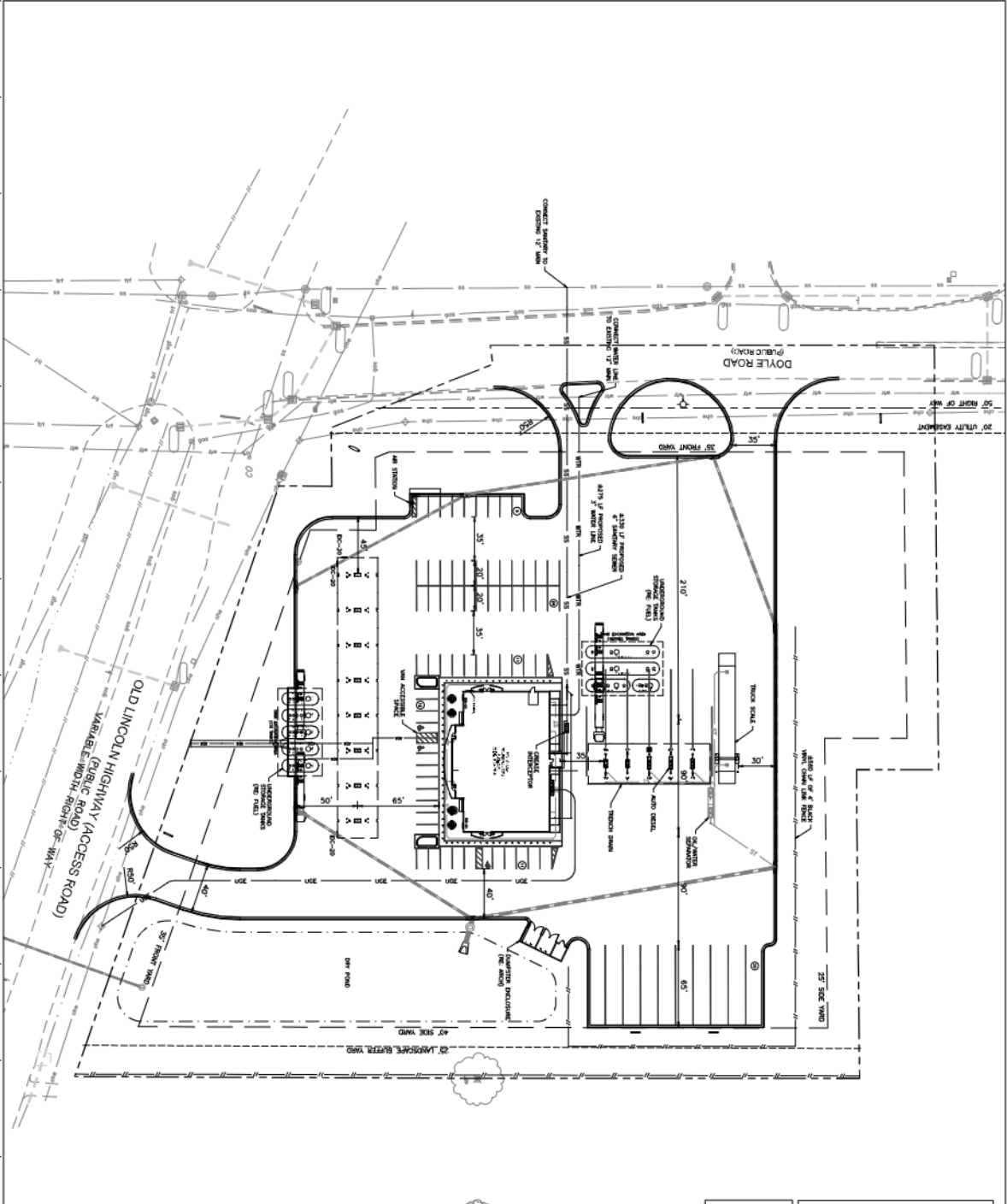
**PARCEL 1**  
 Part of the Northeast Quarter of Section 18, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows:  
 COMMENCING at a 5/8" rebar found at the Southeast corner of said section's Northeast quarter, thence North 01 degrees 19 minutes 32 seconds West 354.11 feet to the POINT OF BEGINNING (basis of bearings per Indiana State Plane Coordinate System - East Zone); thence South 88 degrees 04 minutes 04 seconds West 586.03 feet to a set 5/8" rebar w/ yellow cap stamped "SPACECO INC. FRM #0190"; thence North 01 degrees 04 minutes 35 seconds West to a point on the north line of the south half of the northeast quarter of said section being 0.31 feet north of a found 1/2" rebar with orange ribbon, thence North 01 degrees 04 minutes 35 seconds West 325.96 feet to a found 3/8" iron pipe, thence South 72 degrees 15 minutes 09 seconds East 498.35 feet to a point lying 1.0 feet west of a found iron rod, thence South 01 degrees 04 minutes 35 seconds East 42.10 feet, thence North 88 degrees 04 minutes 04 seconds East 46.65 feet to a found right-of-way monument, thence South 22 degrees 42 minutes 18 seconds East 138.63 feet, thence North 80 degrees 06 minutes 20 seconds East 15.17 feet, thence South 01 degrees 19 minutes 32 seconds East 354.11 feet to the Point of Beginning containing 7.71 acres, more or less.



**QUIKTRIP STORE #7273 - LAND DESCRIPTION**  
 SOUTHWEST CORNER OF LINCOLN ROAD (US-30) & SOUTH DOYLE ROAD  
 NEW HAVEN, INDIANA 46774

DATE: 1/12/2026  
 JOB NO. 14278





**NOTE**

ASSUMED PAUL ZONING OF CA NETWORK COMMERICAL.

**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- ASPHALT CURB
- ASPHALT CURB WITH CONCRETE TOP
- ASPHALT CURB WITH CONCRETE TOP AND DRAINAGE
- FUEL SYSTEM ACCESS SYMBOL
- HAND-DRAWN CURB
- HAND-DRAWN CURB WITH DRAINAGE
- HAND-DRAWN CURB WITH DRAINAGE AND GUTTER
- HAND-DRAWN CURB WITH DRAINAGE AND GUTTER AND GUTTER
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40 20 0 40 80

**QuikTrip No. 7273**

SOUTH DOYLE RD & OLD LINCOLN HWY ACCESS ROAD  
NEW HAVEN, INDIANA

**NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12/02/25

## Rezoning

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### Staff Recommendation

The Plan Commission's duty on a rezoning petition is to make a favorable recommendation, unfavorable recommendation, or no recommendation either way to the New Haven Common Council. In making its recommendation, the Plan Commission (and the Council) shall pay "reasonable regard" to the criteria listed below. IC 36-7-4-603.

Staff is making a "Positive" recommendation on rezoning petition **26-Z-01** based on the following criteria:

**1. The Comprehensive Plan**

This area is designated as Neighborhood Center on the future growth map which coincides with the current zoning of a portion of the property, however the uses in this area would show that the C3 General Commercial is compatible with those uses being constructed in the near vicinity.

**2. Current conditions and the character of current structures and uses in the district.**

The properties have been used residentially and agriculturally. With two of the properties currently having residential homes, however the other three corners of this intersection have comparable uses which would make it appropriate to rezone the property.

**3. The most desirable use for which the land in each district is adapted.**

This intersection with the proximity to US 469 provides services to the trucking businesses within the region and the proposed use would increase that availability.

**4. The conservation of property values throughout the jurisdiction.**

This area of the city is changing to largely commercial and light industrial, which would improve the tax base of those future developments.

**5. Responsible development and growth.**

This area is largely served by similar uses, and this new proposal would offer competitive fuel pricing for the area.

### **Plan Commission Action Rezone 26-Z-01**

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This rezone petition 26-Z-01 has received a "\_\_\_\_\_ " recommendation from the New Haven Plan Commission to the New Haven City Council this 12<sup>th</sup> day of May 2026.

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Plan Commission President  
Mike Mowery

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Plan Commission Secretary  
Nathan Hooley

**ORDINANCE NO. G -26-**

**AN ORDINANCE ESTABLISHING FEES OF THE DEPARTMENT OF  
PLANNING AND BOARD OF ZONING APPEALS**

**WHEREAS**, The City of New Haven maintains a Planning Department and a Board of Zoning Appeals; and

**WHEREAS**, citizens requesting various services to those department pay fees which must be amended from time to time; and

**WHEREAS**, the City of New Haven wishes to reestablish the fees with an effective date of June 16, 2026, shown on the attached Exhibit A; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of New Haven established various fees for the Department of Planning and Board of Zoning Appeals with an effective date of June 16, 2026, as provided on the attachment to this Ordinance.

This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor, and legal publication.

\_\_\_\_\_  
Steve S. McMichael, Mayor

This Ordinance was presented by me to the Mayor on the \_\_\_\_ day of \_\_\_\_\_ 2026,  
at the hour of \_\_\_\_\_.m.

\_\_\_\_\_  
Angela Hamrick, Clerk-Treasurer

This Ordinance was approved and executed by me on the \_\_\_\_ day of \_\_\_\_\_ 2026,  
at the hour of \_\_\_\_\_.m.

\_\_\_\_\_  
Steve S. McMichael, Mayor

ATTEST:

\_\_\_\_\_  
Angela Hamrick, Clerk-Treasurer

Exhibit A

Improvement Location Permits:

Residential One- & Two- Family Dwelling - \$150

Residential Accessory Dwelling Unit - \$100

Residential Additions & Accessory Structures / Buildings (Buildings less than 200 sq. ft. no fee)

Accessory Structure Less than 200 square feet - \$50

Accessory Structures & Buildings Over 200 square feet - \$100

Fence:

Residential - \$25

Commercial, Industrial, and Institutional - \$75

Site Plan Review (w/ Routing):

Up to 1,500 square feet GFA, Outdoor Eating, Drinking, Smoking Areas, and Parking Areas - \$200

Between 1,501 and 10,000 square feet GFA - \$600

Over 10,000 square feet GFA - \$1000

Multifamily Primary Structures of over 3 units - \$400

New building or addition approved through a Secondary Development Plan approval -

\$200

Non-Residential structure not distributed to other agencies for review - \$100

Signs:

Freestanding and Fascia Signage (covers all fascia or freestanding signs) - \$100

Refacing of an Existing Sign - \$50

Temporary - \$25

Board of Zoning Appeals:

Use Variances - \$1,000

Developmental Variances

Commercial, Institutional, Industrial Use, or Sign Request - \$600

Per additional related request - \$100

Residential Use - \$300

Per additional related request - \$25

Special Use

Commercial, Institutional, Industrial Use - \$600

Residential Use - \$250

Appeal of Administrative Decision - \$500

Contingent Use - \$600

Amendments to BZA Conditions of Approval - \$100

Plan Commission:

Rezoning Petition - \$800

Downzoning existing single family home to R1 – Single Family Residential - \$200

Development Plan Primary - \$1,000

Development Plan Secondary - \$800

Development Plan Standards Waiver Request (per request) - \$100

Primary & Secondary Subdivision

Minor - \$400

Major (Primary) - \$1000

Major (Secondary) - \$800

Master Sign Program - \$600

Administrative:

Certificate of Use (Change of Use, Auto Dealership Licenses, Firearm Sale, etc....) - \$50

Child Care License Renewal/Temporary Firework Sales - \$25

Request for Written Zoning Determination (no research) - \$20

Request for Written Zoning Determination (staff research) - \$100  
Plat Vacation - \$600  
Vacation of Public ROW - \$150  
Administrative Approval of Lot Split - \$100